

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
AUGUST 12, 2021**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:05 p.m. by Vice Chairperson, Leinberger in the Hampton Township Hall.

PRESENT: Adamowski, Klass, Mulders, Brey, Leinberger

ABSENT: Talaga, Wright

ALSO PRESENT: Sheppard, Hebner, Dewyse, and 8 people in the audience.

Motion by Mulders seconded by Klass that the minutes of the July 8, 2021, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

A public hearing was held to update Zoning Ordinance 36A, Chapter 8 to amend the setbacks for indoor archery ranges, tennis courts etc. It wasn't clear as to the reasoning for the larger setbacks to residential districts. Discussion was held on the noise of these establishments.

At this time the public hearing was open to the public. No one addressed the board.

At this time the public hearing was closed.

Motion by Mulders seconded by Adamowski to recommend approval of the changes to Zoning Ordinance 36A to the Board of Trustees.

AYES: Mulders, Adamowski, Klass, Brey, Leinberger

NAYES: None

ABSENT: Talaga, Wright

Motion carried

Richard Campau, 955 N Pine Rd, appeared before the board to request a special use permit and site plan review to operate an adult foster care facility out of the existing building.

Discussion was held on the following: The attorney reviewed the planners notes. The previous ordinance changes needed to be approved by the board of trustees prior to a building permit being issued. All setbacks need to be shown on the site plan.

At this time the public hearing was open to the public.

Susan Wilson, 884 N Pine Rd, stated this is not an appropriate location for this type of facility.

Richard Campau, 955 N Pine, stated it is a good location for this type of facility and it is the board's decision.

The attorney explained what size of facility is allowed by right. The applicant's facility is a lot smaller than what is allowed by right.

Anita Wood, 900 N Wagner Rd, stated the location is appropriate for the facility.

Board member, Mulders asked what the qualifications for someone are to live in the potential facility. It was noted that anyone can live there.

At this time the public hearing was closed to the public.

Discussion continued on a more complaint site plan be submitted. The approval of the site plan and special use is contingent upon the board of trustees approving the ordinance changes. The applicant has met all the planners' conditions in his review.

Motion by Adamowski seconded by Brey to approve the special use permit and site plan review to Richard Campau, 955 N Pine Rd, to operate an adult foster care facility in an existing building with the following conditions: an updated site plan showing the setbacks and the board of trustees adopting the previous ordinance changes.

AYES: Adamowski, Brey, Klass, Mulders, Leinberger

NAYES: None

ABSENT: Talaga, Wright

Motion carried

Anita Wood, owner of vacant lots on Burns Rd, appeared before the board to request two special use permits for construction of residential dwellings in the I-2 zone.

Discussion was held on the following: The township is not wanting to change the zoning at this time. The special use is necessary to let potential buyers of the lots know that there is always a chance that an industrial use could go in that location.

At this time the public hearing was open to the public. No one addressed the board.

At this time the public hearing was closed to the public.

Motion by Klass seconded by Mulders to approve the special use permit to Anita Wood, owner of vacant lots on Burns Rd., for construction of a residential dwelling in the I-2 zone for parcel number 070-059-200-055-03.

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AYES: Klass, Mulders, Adamowski, Brey, Leinberger
NAYES: None
ABSENT: Talaga, Wright
Motion carried

Motion by Mulders seconded by Brey to approve the special use permit to Anita Wood, owner of vacant lots on Burns R., for construction of a residential dwelling in the I-2 zone for parcel number 070-059-200-055-04.

AYES: Mulders, Brey, Adamowski, Klass, Leinberger
NAYES: None
ABSENT: Talaga, Wright
Motion carried

OPEN TO THE PUBLIC:

Discussion was held on the board to consider funding for the master plan update. The board should put in a request in for budgeting for the master plan. There is a costal zone grant available. Remind the planner to possibly apply for the grant.

At this time the meeting was closed to the public.

ANNOUNCEMENTS:

There were no announcements.

Motion by Mulders seconded by Klass that the meeting adjourn. Motion carried. Meeting adjourned at 7:36 pm.

Respectfully submitted:

Gary Leinberger, Vice Chairperson

Jodie Hebner, Recording Secretary